

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In Re:	)	
	)	Bankruptcy Case
EAGLE PROPERTIES AND	)	No. 23-10566-KHK
INVESTMENTS LLC	)	
	)	Chapter 7
Debtor	)	

**TRUSTEE’S REPORT OF SALE**

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 6/17/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 1635 Church Rd, Hershey, PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	7/12/2024
Property Sold:	1635 Church Rd, Hershey PA
Purchasers:	Annn Investment LLC
Purchase Price:	\$325,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	<b>\$18,557.14</b>

Dated: 7/29/2024

Respectfully submitted,

/s/ H. Jason Gold  
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117  
PO Box 57359  
Washington DC 20037  
Chapter 7 Trustee

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

**Universal Settlement Services of PA**

**ALTA Universal ID:**  
**1423 N Atherton Street**  
**2nd Floor**  
**State College, PA 16803**

File No./Escrow No. : PA-24-1235  
Print Date & Time: July 11, 2024 12:30 pm  
Officer/Escrow Officer :  
Settlement Location : 1423 N Atherton Street, 2nd Floor  
State College, PA 16803

Property Address: 1635 Church Road  
Hershey, PA 17033

Borrower: Annn Investment LLC  
818 Mountain View Street  
Harrisburg, PA 17112  
Amgad Saad  
4919 Shasta Way  
Mechanicsburg, PA 17050

Seller: H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and  
Investments LLC  
445 Windover Avenue NW  
Vienna, VA 22180

Lender: United Wholesale Mortgage, LLC ISAOA/ATIMA

Settlement Date: July 12, 2024  
Disbursement Date: July 12, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	325,000.00	Sale Price of Property	325,000.00	
		Loan Amount		260,000.00
1,000.00		Seller Credit		1,000.00
		<b>Prorations/Adjustments</b>		
	819.40	City/Town Taxes 07/12/24 - 12/31/24	819.40	
	3,564.92	Assessments 07/12/24 - 06/30/25	3,564.92	
		<b>Loan Charges to United Wholesale Mortgage, LLC ISAOA/ATIMA</b>		
		% of Loan Amount (Points)	5,850.00	
		Processing Fee	905.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to United Wholesale Mortgage, LLC ISAOA/ATIMA (continued)</b>		
		Underwriting Fee	675.00	
		Appraisal Fee \$675.00 paid outside closing by Borrower		
		Credit Report	137.53	
		Electronic Registration MERS Fee	24.95	
		Final Inspection Fee \$175.00 paid outside closing by Borrower		
		Flood Cert	8.00	
		Tax Service	85.00	
		Prepaid Interest \$61.44 per day from 07/12/24 to 08/01/24 United Wholesale Mortgage, LLC ISAOA/ATIMA	1,228.77	
		<b>Other Loan Charges</b>		
		Attorney Title Exam Fee to RL Title & Escrow, Inc.	150.00	
		Settlement and Closing fee to RL Title & Escrow, Inc.	895.00	
150.00		Settlement and Closing Fee to RL Title & Escrow, Inc.		
		Title Binder and Policy to RL Title & Escrow, Inc.	225.00	
		<b>Impounds</b>		
		Homeowner's Insurance to United Wholesale Mortgage, LLC ISAOA/ATIMA 3.000 months at \$80.75/month	242.25	
		Property Taxes to United Wholesale Mortgage, LLC ISAOA/ATIMA 7.000 months at \$144.46/month	1,011.22	
		School Taxes to United Wholesale Mortgage, LLC ISAOA/ATIMA 2.000 months at \$306.28/month	612.56	
		Aggregate Adjustment to United Wholesale Mortgage, LLC ISAOA/ATIMA		803.02
		<b>Title Charges and Escrow/Settlement Charges</b>		
		CPL to Fidelity National Title Insurance Company	125.00	
		Lender's Title Insurance to Universal Settlement Services of PA Coverage: 260,000.00 Disclosed Premium: 1,937.00	1,937.00	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
100.00		Title Search Fee to Universal Settlement Services of PA		
150.00		Deed Prep to The Nittany Group		
250.00		Final Water to Universal Escrow		
1,200.00		Past Due and Final Sewer to Universal Escrow		
		Lien Cert Fee to Universal Settlement Services of PA	42.00	
		Owner's Title Insurance to Universal Settlement Services of PA Coverage: 325,000.00 Disclosed Premium: 370.50	370.50	
40.00		Tax Cert Fee to Universal Settlement Services of PA		
20.00		Wire Fee to Universal Settlement Services of PA		
		<b>Commissions</b>		
9,750.00		Commission - Listing Agent to Century 21 New Millennium		
8,125.00		Commission - Selling Agent to Prime Realty Services		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Dauphin County Recorder of Deeds	350.00	
1,625.00		Transfer Tax to Dauphin County Recorder of Deeds	1,625.00	
1,625.00		Transfer Tax to Dauphin County Recorder of Deeds	1,625.00	
		<b>Payoff(s)</b>		
272,511.69		Payoff of First Mortgage Loan to Bank of Clarke Loan Payoff 272,090.76 Additional Interest From: 420.93 07/01/24 Through: 07/12/24 @ 26.308300 Per Diem plus 5 Extra Days Total Payoff <u>272,511.69</u>		
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to Obsidian Insurance Company 12 months	969.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Miscellaneous (continued)</b>		
8,612.42		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
6,306.94		2022 Delinquent taxes to Dauphin County Treasurer		
1,857.36		2024 county/twp taxes to Dauphin County Treasurer		
4,325.43		2024 school taxes to Dauphin County Treasurer		
9,750.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
50.00		Expense Reimbursement to RealMarkets		
1,935.48		Transfer Balance of Tenant Security Deposit		1,935.48
Seller			Borrower	
Debit	Credit		Debit	Credit
329,384.32	329,384.32	<b>Subtotals</b>	348,778.10	263,738.50
		<b>Due from Borrower</b>		85,039.60
329,384.32	329,384.32	<b>Totals</b>	348,778.10	348,778.10

### Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower

Annn Investment LLC

BY: Amgad Saad

Amgad Saad  
Amgad Saad

Seller

H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments LLC

BY: \_\_\_\_\_

Escrow Officer

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Miscellaneous (continued)</b>		
8,612.42		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
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50.00		Expense Reimbursement to RealMarkets		
1,935.48		Transfer Balance of Tenant Security Deposit		1,935.48
Seller			Borrower	
Debit	Credit		Debit	Credit
329,384.32	329,384.32	<b>Subtotals</b>	348,778.13	257,488.50
		<b>Due from Borrower</b>		91,289.63
329,384.32	329,384.32	<b>Totals</b>	348,778.13	348,778.13

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Borrower

Annn Investment LLC

BY: \_\_\_\_\_

\_\_\_\_\_  
Amgad Saad

Seller

H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments LLC

BY: H. Jason Gold Trustee

\_\_\_\_\_  
Brandy McAulay  
Escrow Officer